

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2015, Legislative Day No. 16

Bill No. 79-15

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Mr. Tom Quirk, Councilman

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By the County Council, October 5, 2015

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A BILL  
ENTITLED

AN ACT concerning

Basic Services Maps

FOR the purpose of exempting any development in a Commercial Revitalization District from the Basic Services mapping standards providing for the application of the Act; and generally relating to the Basic Services Maps.

BY repealing and re-enacting, with amendments  
Section 4A02.4.E.1.  
Baltimore County Zoning Regulations

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:  
3 §4A02.4. Basic services mapping standards.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter stricken from existing law.  
~~Strike out~~ indicates matter stricken from bill.  
Underlining indicates amendments to bill.

1 E. General exceptions to basic services mapping standards.

2 1. The provisions of Section 4A02.4.A, B, C and D do not apply to any of the following:

3 a. Any development of three or fewer single-family detached dwellings, or  
4 establishment of their accessory uses, on a lot of record as of November 19, 1979 (see Section 101).

5 b. To any development in a C.C.C. District for which, prior to January 21, 1980, a  
6 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a  
7 building permit had been made.

8 c. To any development in a C.S.A. District for which, prior to January 21, 1980, a  
9 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a  
10 building permit has been made.

11 d. To any development in an R.A.E. Zone for which, prior to January 21, 1980, a  
12 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a  
13 building permit had been made.

14 e. To any development in a town center or community center for which an official  
15 detailed plan was approved by the Planning Board as of the effective date of Bill No. 178-1979. For  
16 purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or  
17 similar plan prepared by the Department of Planning or a consultant to the county, but does not  
18 include a subdivision plan or other developer's plan.

19 f. On-site expansions of existing hospitals; any development of a "continuing care  
20 facility" as defined in ~~§7 of Article 70B~~ TITLE 10, SUBTITLE 4 OF THE HUMAN SERVICES  
21 ARTICLE of the Annotated Code of Maryland.

22 g. Any development in an area for which an official detailed plan has been prepared  
23 that contains a recommendation that the area be exempted from basic services restrictions. For

1 purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or  
2 similar plan prepared by the Department of Planning or a consultant to the county and approved,  
3 subsequent to July 1, 1982, by the Planning Board and the County Council, but does not include a  
4 subdivision plan or other developer's plan.

5 h. Health-care and surgery center.

6 I. TO ANY DEVELOPMENT LOCATED IN A COMMERCIAL  
7 REVITALIZATION DISTRICT.

8 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the  
9 affirmative vote of five members of the County Council, shall take effect on November 16, 2015 and  
10 shall apply to Commercial Revitalization Districts established by County Council resolution prior  
11 to the effective date of this Act.